

Memorandum



Date: April 21, 2015

Agenda Item No. 2B8

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, likely belonging to Carlos A. Gimenez, the Mayor.

Subject: Report on November 2014 Cycle Applications to Amend the Comprehensive
Development Master Plan

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the five Ordinances, on first reading, that pertain to small-scale Application Nos. 1, 2, 3, 4, and 5 filed in the November 2014 Cycle of amendments to the Comprehensive Development Master Plan (CDMP). The Ordinances will subsequently be presented to the Board for final action on the referenced small-scale amendment applications at the Board's scheduled May 6, 2015 CDMP public hearing.

APPLICATION NUMBER	ITEMS FOR CONSIDERATION BY THE BOARD
Application No. 1 (Small Scale Application)	Ordinance (First Reading)
Application No. 2 (Small Scale Application)	Ordinance (First Reading)
Application No. 3 (Small Scale Application)	Ordinance (First Reading)
Application No. 4 (Small Scale Application)	Ordinance (First Reading)
Application No. 5 (Small Scale Application)	Ordinance (First Reading)

Small Scale Applications

Background

The referenced ordinances provide for the Board's actions on small-scale amendment Application Nos. 1, 2, 3, 4, and 5 filed in the November 2014 Cycle of Applications requesting amendment to the CDMP, as indicated in the table above. State law allows the adoption of the referenced small-scale applications at the Board's CDMP public hearing currently scheduled for May 6, 2015. A CDMP amendment application is eligible, under Section 163.3187, F.S., to be processed as a small-scale amendment to the local comprehensive plan if it involves 10 or fewer acres and the maximum total acreage in a calendar year for small-scale amendments does not exceed 120 acres. Since the County has not

exceeded the acreage limitations for small-scale amendments to the CDMP for calendar year 2015, the Board has the ability to approve the proposed small-scale amendment Application Nos. 1, 2, 3, 4, and 5 totaling 17.66 gross acres, without prior review by the State Land Planning Agency.

A description of each small-scale application and a summary of the recommendations of the Department of Regulatory and Economic Resources - Planning Division and the affected Community Councils are provided in Attachment A.

At the May 6, 2015 public hearing, the Board will take final action on the referenced ordinances providing for final disposition of the November 2014 Cycle small-scale applications. Such action may be to adopt, adopt with change or not adopt each of the referenced small-scale amendment applications. If the Board does not adopt Application Nos. 1, 2, 3, 4, and 5 filed as small-scale amendments, the Board may elect, by separate resolutions, to transmit the proposed small-scale amendments to the State Land Planning Agency and other State and regional agencies for review and comments, and then take final action in July 2015 after State review. Denial or failure to adopt a small-scale amendment and failure to transmit a CDMP amendment application to the reviewing agencies for review effectively denies approval of the application for the amendment cycle.

Scope

The CDMP is a broad-based countywide policy-planning document created to guide future growth and development, to ensure the adequate provision of public facilities and services for existing and future populations in Miami-Dade County, and to maintain or improve the quality of the natural and man-made environment in the County. While the adopted text of the CDMP generally applies countywide, some text amendment applications and individual, site-specific Land Use Plan map amendment applications may have localized impact on one or more Commission Districts. Application No. 1 is located within District 3 (Commissioner Edmonson); Application No. 2 is located within District 10 (Commissioner Souto); Application No. 3 is located within District 7 (Commissioner Suarez); Application No. 4 is located within District 8 (Commissioner Levine Cava); and Application No. 5 is located within District 9 (Commissioner Moss).

Fiscal Impact

There is no direct fiscal impact associated with Application Nos. 1, 2, 3, 4, and 5. However, CDMP amendment applications may have varying impacts to County services. These impacts are discussed in the document titled, "Initial Recommendations, November 2014 Applications to Amend the Comprehensive Development Master Plan," dated March 2015.

Track Record/Monitor

Amendments to the CDMP do not involve contracts so a Track Record/Monitor is not applicable.



Jack Osterholt, Deputy Mayor

Summary of Recommendations
November 2014 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida
April 2015

Application Number / Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation March 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 20, 2015	BCC Action/ Recommendation May 6, 2015
1 / small-scale	Barry University, Inc. / Stanley B. Price, Esq. Between NE/NW 115 Street and NE/NW 116 Street and between NE 2 Avenue and NW 2 Avenue / (±8.1 gross; ±8.1 net) <u>Requested Amendment to the LUP Map:</u> From: "Low Density Residential (2.5 to 6 DU/Ac.)" To: "Office/Residential"	3 / Edmonson	Adopt as a Small-Scale Amendment	Adopt as a Small-Scale Amendment CC 8-01-15 (March 31, 2015)		
2 / small-scale	TRR Everglades, LLC. / Patricia M. Baloyra, Esq. Southeast corner of the intersection of SW 40 Street and SW 107 Avenue / (±2.38 gross; ±2.38 net) <u>Requested Amendment to the LUP Map:</u> 1. From: "Low Density Residential (2.5 to 6 DU/Ac.)" To: "Business and Office" 2. Add proffered Declaration of Restrictions to the Restrictions Table in Appendix A on Page I-95 of the CDMP Land Use Element.	10 / Souto	Adopt with Acceptance of the Proffered Declaration of Restrictions as a Small-Scale Amendment	Adopt with acceptance of the proffered Declaration of Restrictions as a Small-Scale Amendment CC 10-01-15 (March 26, 2015)		
3 / small-scale	Hamlet T. Mendez & Rosanna Mendez / Jorge Navarro, Esq. East side of SW 120 Avenue at theoretical SW 91 Street / (±0.47 gross; ±0.44 net) <u>Requested Amendment to the LUP map:</u> From: "Low Density Residential (2.5 to 6 DU/Ac.)" To: "Medium Density Residential (13 to 25 DU/Ac.)"	7 / Suarez	Adopt with Change as a Small-Scale Amendment	No Quorum (March 31, 2015)		

Application Number / Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation March 2015	Community Council Recommendation # and Date	PAB/LPA Recommendation April 20, 2015	BCC Action/ Recommendation May 6, 2015
4 / small-scale	South Dixie and 122, LLC. / Hugo P. Arza, Esq. & Alejandro Arias, Esq. West of U.S. 1 at the northwest corner of SW 122 Street and the South Dade Busway / (±1.59 gross; ±1.59 net) <u>Requested Amendment to the LUP Map:</u> From: "Estate Density Residential (1 to 2.5 DU/Ac.)" To: "Low-Medium Density Residential (6 to 13 DU/Ac.)"	8 / Levine Cava	Adopt as a Small-Scale Amendment	Deny CC 12-01-15 (March 30, 2015)		
5 / small-scale	Village at Coral Reef, LLC. / Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Alejandro Arias, Esq. Location: North of SW 152 Street and 330 feet west of SW 97 Avenue / (±5.12 gross; ±4.76 net) <u>Requested Amendment to the LUP Map:</u> 1. From: "Low Density Residential (2.5 to 6 DU/Ac.)" To: "Medium Density Residential with One Density Increase (DI-1; 25 to 60 dwelling units per gross acre with good urban design)" 2. Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A on Page 1-95 of the CDMIP Land Use Element.	9 / Moss	Adopt with Acceptance of the Proffered Declaration of Restrictions as a Small-Scale Amendment	Deny CC 14-01-15 (March 25, 2015)		

Source: Miami-Dade County Department of Regulatory and Economic Resources (Department)

Notes:

BCC: Board of County Commissioners; LPA: Local Planning Agency
CC (8): North Central Community Council; CC (10): Westchester Community Council
CC (12): Kendal Community Council; CC (14): Redland Community Council